

**AGENDA
ZONING REVIEW BOARD
DECEMBER 3, 2020
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-20-71** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay), MR-3/BL (Multifamily Residential/Beltline Overlay), C-2-C/BL (Commercial Service District Conditional/Beltline Overlay) and MRC-3-C/BL (Mixed Residential Commercial Conditional/Beltline Overlay) to MR-3/BL (Multifamily Residential/Beltline Overlay) and MR-4A/BL (Multifamily Residential/Beltline Overlay) for property located at **420 McDonough Boulevard, S.E., 450 Gault Street, S.E., 1440 Gault Street, S.E., 1446 Gault Street, S.E., 1450 Gault Street, S.E., 1456 Gault Street, S.E., 499 Federal Terrace, S.E., 501 Federal Terrace, S.E. And 505 Federal Terrace, S.E.** fronting 675 feet on the north side of McDonough Boulevard, S.E. and commencing at a ½” rebar found at the intersection of the westerly right-of-way of Gault Street and the northerly right-of-way of McDonough Boulevard Depth: varies Area: 9.62 acres, Land Lot 4, 14th District Fulton County, Georgia
OWNER: 420 MCD, LLC, PENTAGON PROPERTIES, LLC, 501 FEDERAL TERRACE, LLC & SE ATLA, LLC
APPLICANT: THRIVE RESIDENTIAL, LLC C/O LAUREL DAVID THE GALLOWAY GROUP, LLC
NPU Y COUNCIL DISTRICT 1
2. **Z-20-74** An Ordinance by Zoning Committee to rezone from RG-3-C (Residential General Sector 3 Conditional) to RG-3 (Residential General Sector 3) for property located at **2760 Lenox Road, N.E.** fronting 166.79 feet on the east side of Lenox Road, N.E. and beginning at a point on the southeasterly right-of-way line of Lenox Road said point being located 42.27 feet northwesterly, as measured along said southwesterly right-of-way line of Lenox Road, from the point of intersection of said southwesterly right-of-way line of Lenox Road with the south line of said Land Lot 7 Depth: 183.5 feet Area: .718 Acres, Land Lot 7, 17th District Fulton County, Georgia
OWNER: PRABHAVATHI SRINIVASAN
APPLICANT: MICHAEL GAMBLE
NPU B COUNCIL DISTRICT 7
3. **U-20-17** An Ordinance by Zoning Committee for a special use permit pursuant to 16-20C.005 for a park-for-hire surface parking lot for property located at **228 Edgewood Avenue, N.E.** fronting 70 feet on the east side of Jessie Hill Jr., Drive, S.E. beginning at the intersection of the east right-of-way of Jessie Hill Jr., Drive with the north right-of-way of Edgewood Avenue Depth: 100 feet Area: .16 Acres, Land Lot: 51, 14th District Fulton County, Georgia
OWNER: RAJESH NAIK
APPLICANT: TIMOTHY J. O'TOOLE
NPU M COUNCIL DISTRICT 5

DEFERRED CASES

4. **U-18-03** An Ordinance granting a special use permit for a nightclub or lounge pursuant to 16-18P.005 for property located at **0 Tenth Street, N.E. (17 01600008810)** fronting 424.2 feet on the east side of Peachtree Street, N.E. and beginning at the intersection of Peachtree Street, N.E. and Tenth Street, N.E. Depth: varies. Area: 3.88 acres Land Lot 106, 17th District, Fulton County, Georgia.
OWNER: DEWBERRY 10TH STREET, LLC
DOUGLAS G. DEWBERRY, MANAGER
APPLICANT: BLOOM, LLC GA-A GEORGIA CORPORATION
NPU E COUNCIL DISTRICT 2
5. **Z-20-49** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential/BeltLine Overlay) for property located at **993 Boulevard, S.E., 997 Boulevard, S.E., 1003 Boulevard, S.E., and 1007 Boulevard, S.E.** fronting approximately 200 feet on the west side of Boulevard, S.E. commencing at a #5 open top pipe found at the intersection of the westerly right-of-way line of Boulevard (f/k/a South Boulevard) and the southerly right-of-way line of Mead Street and being the true point of beginning Depth: varies Area: .803 Acres, Land Lot 42, 14th District Fulton County, Georgia
OWNER: SCOTT ALLEN MITCHELL AND ANYESS ROSS TRAVERS
AND DONALD RIDDOCK AND CHARLES WALKEN
APPLICANT: MIDDLE STREET PARTNERS, LLC BY JOHNSON BAZZELL
NPU W COUNCIL DISTRICT 1
6. **Z-20-54** An Ordinance to rezone from R-4/BL (Single Family Residential/Beltline Overlay) to R-4A/BL (Single Family Residential/Beltline Overlay) for property located at **1046 Berne Street and 1056 Berne Street, S.E.** fronting 109.96 feet on the north side of Berne Street, S.E. beginning at the intersection of the westerly right of way of Hemlock Circle and the northerly right of way of Berne Street Depth: varies Area: 0.579 Acres, Land Lot 11, 14th District Fulton County, Georgia
OWNER: AMY & JEFFREY KLENC
APPLICANT: NINA E. GENTRY, AICP
NPU W COUNCIL DISTRICT 1
7. **Z-20-55** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to RG-4/BL (Residential General Sector 4/BeltLine Overlay) for property located at **1190 McDonald Drive, S.E., 1194 McDonald Drive, S.E., and 1200 McDonald Drive, S.E.** fronting 148.96 feet on the southeast side of McDonald Drive, S.E. beginning at a ½" rebar on the southeasterly right-of-way line of McDonald Drive, said rebar being 100.00 feet northeasterly from the intersection of Milton Avenue Depth: 136.20 feet Area: 0.456 Acres, Land Lot 56, 14th District Fulton County, Georgia
OWNER: JACOB MILLS
APPLICANT: RANDY PIMSLER
NPU Y COUNCIL DISTRICT 1

8. **Z-20-58** An Ordinance by Zoning Committee to amend the Atlanta Zoning Ordinance, as amended (Part 16 of the Land Development Code), so as to amend **Chapter 28B the “Gulch Sign Overlay District” and create a new Spring Street Subarea**; to codify comprehensive signage regulations for the said district subarea; to amend the official Zoning Map to delineate the boundaries of said district subarea; and for other purposes

NPU M

COUNCIL DISTRICT 4

9. **Z-20-60** An Ordinance by Zoning Committee to rezone from R-5/HC20C SA5 (Two Family Residential/Martin Luther King, Jr. Historic District Subarea 5) to RG-4/HC20C SA5 (Residential General Sector 4/ Martin Luther King, Jr. Historic District Subarea 5) for property located at **352 Irwin Street, N.E.** fronting 48 feet 10 inches on the north side of Irwin Street, N.E. beginning at a point on the north side of Irwin Street 100 feet, more or less east from the northeast corner of Irwin Street and Hilliard Street Depth: 49.71 feet Area: .0062 Acres, Land Lot 46, 14th District Fulton County, Georgia

OWNER:

ALEM TURPEAU

APPLICANT:

ALEM TURPEAU

NPU M

COUNCIL DISTRICT 5

10. **Z-20-61** An Ordinance by Zoning Committee to rezone from I-2/BL (Heavy Industrial/BeltLine Overlay) and R-5/BL (Two Family Residential/BeltLine Overlay) to PDMU/BL (Planned Development Mixed Use/BeltLine Overlay) for property located at **927 Wylie Street, S.E., 74 Flat Shoals Avenue, S.E., 84 Flat Shoals Avenue, S.E., 88 Flat Shoals Avenue, S.E., 92 Flat Shoals Avenue, S.E., 95 Flat Shoals Avenue, S.E., 103 Flat Shoals Avenue, S.E., 105 Flat Shoals Avenue, S.E., 930 Kirkwood Avenue, S.E., 933 Kirkwood Avenue, S.E., 934 Kirkwood Avenue, S.E., 943 Kirkwood Avenue, S.E., 946 Kirkwood Avenue, S.E., 948 Kirkwood Avenue, S.E., 949 Kirkwood Avenue, S.E., 953 Kirkwood Avenue, S.E., 107 Gibson Street, S.E., 111 Gibson Street, S.E., 117 Gibson Street, S.E., 121 Gibson Street, S.E., 145 Gibson Street, S.E., 151 Gibson Street, S.E., 157 Gibson Street, S.E., 146 Holtzclaw Avenue, S.E., 941 Manigault Street, S.E., 945 Manigault Street, S.E., 949 Manigault Street, S.E., and 951 Manigault Street, S.E.** fronting 44 feet on the south side of Wylie Street, S.E. beginning at a #4 rebar set at the intersection of the southerly right-of-way line of Wylie Street and the southwesterly right-of-way line of Flat Shoals Avenue, said #4 rebar having Georgia State Plane Coordinates (NAD83, Georgia West Zone) of Northing -1365036.16 and Easting -2238795.76 which is the true point of beginning Depth: varies Area: 6.43 Acres, Land Lot 13, 14th District Fulton County, Georgia

OWNER:

STEIN STEEL & SUPPLY CO.

APPLICANT:

STEPHEN ROTHMAN

NPU N

COUNCIL DISTRICT 5

AGENDA
ZONING REVIEW BOARD
DECEMBER 3, 2020
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING

11. **Z-20-62** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to SPI-1 SA1 (Downtown Special Public Interest District Subarea 1) for property located at **359 Whitehall Street, S.W., 375 Whitehall Street, S.W., 385 Whitehall Street, S.W. and 0 Whitehall Street, S.W. (14 00850003026)** fronting 502.54 feet on the north side of Whitehall Street, S.W. beginning at a hole located on the northwesterly right-of-way of Whitehall Street at the point said right-of-way intersects the southwesterly side of Dewald Alley Depth: varies Area: 3.201 Acres, Land Lot 85, 14th District Fulton County, Georgia

| | |
|------------|--|
| OWNER: | MCCALL RAILROAD, LLC |
| APPLICANT: | DAVID C. KIRK ON BEHALF OF MCCALL RAILROAD, LLC |
| NPU M | COUNCIL DISTRICT 4 |

END OF AGENDA